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Deeds Document
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File Information

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Document Type

Document Type: BARGAIN AND SALE

Document Information

Text Pages: 2

Plat Pages: 0

Document Date: 09/05/2012

Received Of: LAND CARROLL & BLAIR

Grantor: ABRASHOFF

Tax Exempt Code: None

Taxable Consideration:

Actual Consideration: \$1,899,000.00

Assumption Balance:

Original Amount:

New Amount:

County: ARLINGTON

Fees

(038) State Grantor: \$949.50

(039) State Tax: \$4,747.50

(145) State Library: \$1.50

(301) Clerk's Fee: \$14.50

(106) Technology Fee: \$5.00

(035) Open Air Preservation Fee: \$1.00

(036) Processing Fee: \$20.00

(213) Arlington Co. Tax: \$1,582.50

(212) Arlington Co. Tariff: \$1.00

(220) Arlington Grantor: \$949.50

(214) Falls Church Tax: \$0.00

(222) Falls Church Tariff: \$0.00

(223) Falls Church Grantor: \$0.00

(414) Arlington Co. Regional Congestion Relief Fee: \$0.00

(416) Falls Church Regional Congestion Relief Fee: \$0.00

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Total

Document Total: \$8,272.00

Arlington County, Virginia
Clerk of the Court's Office

This certificate annexed constitutes
the Clerk's endorsement required by
sections 17-59, 17-79 and 58.1-802
of the code of Virginia.

Paul Ferguson
Clerk

IMPORTANT:
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THE DOCUMENT!

Cover Sheet Required for document processing DO NOT REMOVE

Prepared By & Return to:
Land, Carroll & Blair PC
524 King Street
Alexandria, VA 22314

DEED OF BARGAIN AND SALE

THIS DEED, made this 5TH day of September, 2012 by and between DONALD MICHAEL ABRASHOFF, unmarried, and BRUCE A. CARTER, unmarried, Grantors, and ANDREA MANAFORT, unmarried, Grantee;

WITNESSETH:

That, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by Grantee and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantors do hereby grant, bargain, sell and convey, with General Warranty of Title, to Grantee, all of that certain land situated in the County of Arlington, Virginia, and more particularly described as follows:

Lot 102A, Section 1, MOORE'S ADDITION TO CLARENDON, as more particularly shown and described on the Plat attached to and made apart of that Deed of Resubdivision dated June 30, 2008 and recorded July 3, 2008, in Deed Book 4201 at Page 2210, among the land records of Arlington, Virginia.

AND BEING the same property acquired by Grantors by deed dated June 1, 2012 and recorded in Deed book 4567 Page 730 among the aforesaid land records.

This conveyance is made subject to any easements, reservations, restrictive covenants, (excepting any restrictive covenant that discriminates on the basis of race, color, sex, religion, ancestry, national origin, familial status, age, sexual orientation or disability) or rights of way of record.

Grantee's Address:
1046 N. Edgewood Street
Arlington, VA 22201

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Consideration: \$1,899,000.00
Assessed Value: \$ 1,252,900.00

RPC No. 18024023

LCB NO. 12-180

CO-133

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Grantors covenant that Grantors have the right to convey the said land to the said Grantee, that there are no encumbrances against the said property; that Grantee shall have quiet and peaceable possession of said land, free from claim of all persons whosoever; and the Grantors will execute such further assurances of title as may be requisite and necessary.

WITNESS the following signatures and seals:

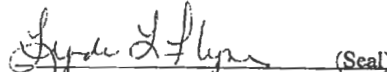
 (Seal)
DONALD MICHAEL ABRASHOFF

 (Seal)
BRUCE A. CARTER

STATE OF Virginia
CITY/COUNTY OF Albemarle, to-wit;

I, the undersigned Notary Public, in and for the City and State aforesaid, do hereby certify that, DONALD MICHAEL ABRASHOFF and BRUCE A. CARTER whose names are signed to the foregoing Deed dated September 5, 2012, have acknowledged the same before me.

Given under my hand and seal this 5th day of September, 2012.

 (Seal)
Notary Public

My Commission expires: Aug 31, 2015
Registration No.: 1778590



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